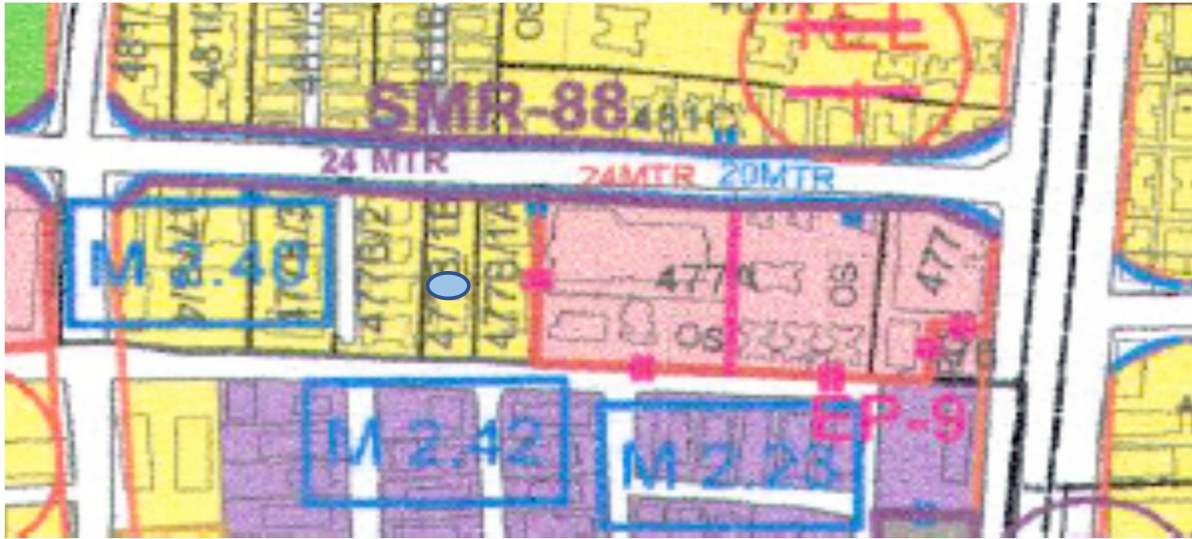


A REDEVELOPMENT OF SHALIMAR CHS, PARVATI, PUNE SUMMARY REPORT			
1	Name of Society	SHALIMAR CHS	Remarks
2	Address	Plot No.3 of FP 477B, CTS No. 4613 Parvati, Pune	
3	Plot area	2440.00	as per previously approved building plans
		NA	PRC not available
	AREA CONSIDERED FOR CALCULATIONS	2440.00	SQM. Stringent of above
		26264.16	sft
4	No. of existing units/members	24 residential units	
5	Existing building	4 buildings- Gr+2 floors	as per info available
5a	Existing building approval references	Original sanction plans	Not available
		Occupancy certificate of 24 nos. of units based on earlier sanctioned plans	Not available
		Addition/Extension- CC No. 2467 dated 10.10.2002	Reference known but Actual stamped copy of plans not avl.
		Occupancy certificate for 22 flats (additions) vide BCO/14/II/159 dated 14.10.2002	Reference known but Actual copy not avl.
		Revalidation- CC/1829/09 dated 04.09.2009	Reference known but Actual stamped copy of plans not avl.
		Record plan- CC/4158/10 dated 14.03.2011	Copy available
		Occupancy certificate for 2 flats (additions) vide OCC/0060/11 dated 25.04.2011	Copy available
5b	Existing FSI as per approved plans	1768.94	Noted in Record plan as "existing FSI" which is assumed to be FSI of earlier sanctioned building which is assumed to be more than 30 years old based on OC
5c	Whether existing building age is more than 30 years OR Building has been declared unsafe by Planning Authority	YES PART BUILDING (assumed) more than 30 years old Subsequent extensions -NOT	
6	RR rate for 2023-24		
	Open land	34470	Rs/sqm
	Residential tenement	91080	Rs/sqm
	Commercial office	106590	Rs/sqm
	Commercial shop	201090	Rs/sqm

7	Redevelopment brief	To offer all single of the society in the plot to prospective developer for redevelopment, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual units holders	
8	Plot area considered for redevelopment	2440	sqm
		26264.16	sft
9	Width of existing access road	north side-Existing 15.23 m, south side- existing 9m	
10	Road width as per latest DP	south side-proposed 24m, south side- existing 9m (no change)	
11	ULC Status	No reference available, assumed Not applicable	
12	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES UDCPR (Dec 2020)	<p>For plot fronting on => 24 m road Basic FSI= 1.1, Additional TDR= 1.15, Additional Premium FSI= 0.5 Ancillary FSI=60% for residential and 80% for comercial</p> <p>All habitable builtup areas are accounted towards FSI</p> <p>Plot is in "RESIDENTIAL ZONE-R2"</p>	
12	TOD POLICY	Transit Oriented development policy, wherein additional FSI is proposed to be permitted on plots in TOD zone, to permit extra density along the Metro corridor/stations	
13	TOD POLICY in the context of proposed redevelopment of societies	The PLOT under consideration IS CURRENTLY NOT UNDER TOD ZONE	
14	SPECIFIC ISSUES IF ANY		
15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCULATIONS AS PER UDCPR (dec 2020) and corresponding FEASIBILITY STUDY	As per enclosed herewith	
16	ASSUMING PRORATA DISTRIBUTION OF AREA AMONG EXISTING MEMBERS, RANGE OF ANTICIPATED OFFER OF % ABOVE EXISTING CARPET	59.45	in % Detail working as per Calculations, based on assumptions,
		TO	
		63.85	

17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	Highrise building of approx. 50m to 60m +/- height This scenario, may vary as per other design and financial considerations of the developer, which please note.	
		No. of tenements for existing members (24+8) (assuming that 1/3rd flat holders may opt for extra tenement in lieu of increment on existing carpet)	32
	TENTATIVE ESTIMATE, MAY VARY AS PER DESIGN	Approx. No. of FREESALE tenements of approx. SBUA range =1100 sft to 1550 sft (may vary as per design)	48 to 68
		Total No. of tenements	80 to 100
		No. of tenements per floor	6 to 8
		No. of residential floors	12 to 15
	SOCIETY CORPUS PROJECTION	Total accumulated corpus between existing and new members based on total 80 nos. of tenements and Rs 4.0 lacs per member	3,20,00,000.00
		Interest on total society corpus per year @ 6%	19,20,000.00
		Corresponding Interest Per month available for common society expenses like security/maintenance and power bills	1,60,000.00
18	GENERAL DEFINITIONS OF TERMS	"Premium/Paid FSI" means the FSI that may be available on payment of premium @ 35% of RR open land rate	
		"Ancillary FSI" means the FSI, over and above the basicFSI/TDR/Premium FSI that may be purchased from MC @ 15% of RR open land rate	
		"Security deposit" which is to be kept with society for the period of construction from the date of agreement. It is refunded to the builder without any interest.	
		"Bank guarantee" is % of construction cost which is to be kept in a bank on the society's name by the builder. As the work progresses bank guarantee is partially released.	
		"Corpus fund" is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses	

SITE LOCATION IN DP



RR 2023-24 (same as 2022-23)

DIVISION / VILLAGE : PARVATI Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban	Local Body Type	Class "A" Corporation			
Local Body Name	Pune Municipal Corporation					
Land Mark	Old Toll Naka to Shahu College East-West and Surrounding					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
14	14/250	34470	91080	106590	201090	0
4507, 4510, 4511, 4512, 4513, 4514, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4540, 4541, 4542, 4543, 4544, 4545, 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553, 4554, 4555, 4556, 4557, 4558, 4566, 4567, 4568, 4569, 4570, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4585, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4613, 4614, 4615, 4616, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4646, 4647, 4648, 4649, 4650.						
Compare With Previous Year						

B SHALIMAR CHS-EXISTING CARPET AREA STATEMENT					
Floor	Flat no.	RERA based - Total Carpet Area As measured from approved plan vide CC_____dated _____		Rationalised Final area considered as per inputs from Mr. Umesh Deshpande vide meeting dated 08.06.23	
		SQ.M.	SQ.FT	SQ.M.	SQ.FT
BUILDING A					
GROUND FLOOR	A1	93.63	1007.83	93.64	1007.94
	A2	94.53	1017.52	94.53	1017.52
FIRST FLOOR	A3	93.63	1007.83	93.64	1007.94
	A4	94.53	1017.52	94.53	1017.52
SECOND FLOOR	A5	93.63	1007.83	93.64	1007.94
	A6	93.31	1004.35	94.53	1017.52
BUILDING B					
GROUND FLOOR	B1	97.63	1050.89	97.63	1050.89
	B2	93.96	1011.38	93.96	1011.39
FIRST FLOOR	B3	97.63	1050.94	97.63	1050.89
	B4	93.96	1011.38	93.96	1011.39
SECOND FLOOR	B5	96.98	1043.89	97.63	1050.89
	B6	93.96	1011.38	93.96	1011.39
BUILDING C					
GROUND FLOOR	C1	93.27	1004.00	93.27	1003.96
	C2	93.27	1004.00	93.27	1003.96
FIRST FLOOR	C3	93.27	1004.00	93.27	1003.96
	C4	93.27	1004.00	93.27	1003.96
SECOND FLOOR	C5	92.44	994.99	93.27	1003.96
	C6	92.44	994.99	93.27	1003.96
BUILDING D					
GROUND FLOOR	D1	94.54	1017.64	94.53	1017.52
	D2	98.30	1058.14	98.30	1058.10
FIRST FLOOR	D3	94.54	1017.64	94.53	1017.52
	D4	98.30	1058.14	98.30	1058.10
SECOND FLOOR	D5	93.75	1009.12	94.53	1017.52
	D6	96.36	1037.19	98.30	1058.10
TOTAL		2271.14	24446.55	2277.39	24513.83

C POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS			
		Address Plot No.3 of FP 477B, CTS No. 4613 Parvati, Pune	
1	GROSS PLOT AREA		
a	as per previously approved plan	2440.00	
b	as per PRC/7/12 extract	NA	
c	as per demarcation	NA	
c	as per conveyance deed	2440.00	
d	as per actual site survey	NA	
	STRINGENT OF THE ABOVE	NA	stringent of the above
2	GROSS PLOT AREA CONSIDERED	2440.00	sqm
3	Gross plot area considered for calculations	2440.00	=2)
4	Road widening		existing road unchanged
a	Previously acquired	nil	
b	New RW as per current DP	141.64	=32.3*((24-15.23)/2) tentative, can be finally ascertained only after after PMC zoning demarcation
5	DP reservations	0.00	
6	Balance plot	2298.36	3)-4b)-5)
7	Amenity space	0.00	NA
8	Open space	0.00	assuming that the plot is part of approved layout wherein "intact" open space is already provided
9	Net plot	2298.36	6)-7)
		FSI/TDR	ANCILLARY
10a	Basic FSI (on NET plot)	1.10	0.60 =0.8*0%+0.6*100% assumption of 0% commercial and 100% resi.
10b		2528.20	
11a	Premium FSI potential (on gross plot)	0.50	
11b		1220.00	
12a	TDR Potential (on gross plot)	1.15	
12b		2806.00	
13	TOTAL	6554.20	3932.52
14	MAX FSI POTENTIAL	10486.72	
15	APPROX. FSI FEASIBLE	10486.72	
	Components	FSI/TDR	ANCILLARY
16	Basic FSI	2528.20	
17	Incentive FSI	530.68	
18a	TDR generated Insitu	283.27	
18b	TDR purchased from outside (proportionate balance as required to meet feasible potential)	2152.86	
17	Premium FSI (proportionate balance as required to meet feasible potential)	1059.19	
19a		6554.20	3932.52
19b	TOTAL FSI FEASIBLE	10486.72	

20a	Gross SBUA feasible	11,535.39		may vary. Can be ascertained only after detail design
20b		1,24,167.00		sft
	Corresponding			
21a	(RERA)Carpet	8544.74		20)/1.35
21b		91976		sft
D	FINANCIAL FEASIBILITY CALCULATIONS			
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	5,633.00		Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	6,994.33		lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	22.50%	20.00%	as per assumption, may vary
4		1,573.72	1,398.87	lakhs of Rs
5	Min. sale value to be recovered by dev.	8,568.05	8,393.19	2)+4) lakhs of Rs
6a	Average rate of Commercial retail sale	25,000		approx. projected, will vary as per market conditions
6b	Average rate of Commercial Office sale	15,000		
6c	Average rate of Residential sale	12,000		
7a	Percentage of FREESALE Comm. retail @ LGr/Gr/1st fl (tentative projection)	0.00		approx. projected, will vary as per design
7b	Percentage of FREESALE Comm.office @ upper floors (tentative projection)	0.00		
7c	Percentage of FREESALE Residential @ upper floors (tentative projection)	100.00		
7d	Average rate of FREESALE based on 6 (a to c) and 7 (a to c)	12,000		
7	Min. salable stock for developer	71,400.42	69,943.27	5) x 100000/7d) sft
	Balance stock for Rehabilitation			
8	Rehab stock (SBUA) for rehab. of existing	52,766.58	54,223.73	D20b)-E7) sft
9	Rehab stock- Effective carpet area	39,086.35	40,165.73	8)/1.35 sft
10	Rehab Existing carpet area	24,513.83	24,513.83	As per carpet area calcs.
11	Rehab stock- Effective carpet area in excess of existing	14,572.53	15,651.90	9)-10) sft
12	Effective Rehab carpet area in excess of existng as a percentage above existing	59.45	63.85	percent

E FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE)						
ASR VALUES 2023-24						
	OPEN LAND	34470		Rs		
	CON. COST	26620		/sqm	PLOT	
	Item	Rate (Rs/unit)	Unit	% appl.	Area (sq.m)	Amount in Rs
E1	FSI purchase costs					
	Basic FSI				2528.20	0
	Incentive FSI				530.68	0
	Premium FSI	34470	sqm	35%	1059.19	1,27,78,565
	TDR (generated insitu due to RW)				283.27	
	TDR- exsitu purchase (rate subject to market volatility)	34470	sqm	100%	2152.86	7,42,09,075
	Ancillary FSI	34470	sqm	15%	3932.52	2,03,33,098
					10486.72	10,73,20,737
	5% escalation and cont.					53,66,037
						11,26,86,774
E2	Municipal Statutory fees					
1a	Land dev.charges	34470	sqm	1.0%	2298.36	7,92,246
1b	I to R conversion charges	34470	sqm			0
2	Development charges					
	commercial (assumed 0%)	34470	sqm	8%	0.00	0
	residential (assumed 100%)	34470	sqm	4%	10486.72	1,44,59,092
3	Radaroda	20	sqm	100%	10486.72	2,09,734
4	C&D				tentative lumsom	6,00,000
5	Upkaar					
	commercial	26620	sqm	1.5%	0.00	0
	residential	26620	sqm	1.0%	10486.72	27,91,565
6	excavation (no basement considered, only footing excavation)	1000	cum	100%	50.00	50,000
7	Waterline development charges	3640	rm	100%	47.94	1,74,502
8	Road Development charges	3459	sqm	100%	141.64	4,89,917
9d	Fire service charges (0.75% of RR construction rate)	199.65	sqm	100%	18352	36,63,929
10	TOTAL					2,32,30,986
11	5% escalation and cont.					11,61,549
12	AMT. with escalation					2,43,92,535
13	Approx. COST per sft of SBUA				124167.00	196
Based on assumptions. Subject to variation						

F DEVELOPMENT COST (Tentative Estimate)				
	Open land-RR Rate for 2023-24	34470		Rs/sqm
	Construction- RR rate for 2023-24	26620		Rs/sqm
		2473.06		Rs/sft
	RESIDENTIAL -RR rate for 2023-24	91080		Rs/sqm
		8461.54		Rs/sft
		Area		Rate in Rs per sft/nos
				Amount in lacs of Rs
1a	Assumed Construction cost on total salable area (including recreation area, parking area and installation cost- all inclusive lock n key cost) (Rehab+freesale)	124167.00	sft	3000
2a	FSI purchase Cost	As per statement		
2b	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	As per statement		
3	ULC Cost	NA		
	Rent and deposit charges @ agv Rs ___ PER SFT OF EXISTING CARPET AREA for 36+3 months	24513.83	sft	
	Rs 30/sft for Residential	24513.83	sft	30
4	Rs ___/sft for Commercial Shops	0.00	sft	0
5	Relocation cost (@ ___ Rs per unit)	24.00	nos	20,000
6	Monetary Compensation/Betterment Charges , @ Rs 3.0 lakhs per existing unit	24.00	nos	3,00,000
7	Maintenance cost /Corpus fund @ Rs 4.0 lakhs per existing unit	24.00	nos	4,00,000
8a	Parking compensation			Not considered, if req. the society should specify
8b	Terrace/Garden compensation			
9	Tentative valuation of GST impact			
	Basic Values and assumptions			
a	Total (builtup)area of project @ Rera carpet x 1.1	9399.21	sqm	
b	Approx. (builtup)Area allocated for Rehab (Only For calculation purposes evaluated @ extra 60% over existing carpet)	4008.21	sqm	
c	Approx. (builtup) area for freesale	5391.00	sqm	
d	Assumption of Approx. (builtup)area of unsold freesale units at the time of completion	1078.20	sqm	sqm assumed 20% of total freesale
1	Value of "non- affordable" unsold (freesale) units	982.03	lacs of Rs.	value of all units will be in excess of Rs 45 lacs, hence all units will be in "non-affordable" category
2	Value of "affordable" unsold (freesale) units	0.00		
e	Approx. sale rate Considered at residential rate	91080.00	Rs/sqm	assuming rate of 1st freesale transaction= RR rate
f	Approx. valuation of entire project	8560.80	lacs of Rs	

10	GST IMPACT				
A	On "transfer of development rights by society to developer"				
1	Monetary compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession)	11.01		18%	1.98
2	Non-monetary compensation in the form of units given to existing society members		lac of Rs		
2a	1st evaluation: @ 18% of value of unsold units at completion/1st possession	982.03		18%	
				176.76	
2b	2nd evaluation: 5% of value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession)	982.03		5%	
				49.10	
	Lesser of 2a) and 2b) to be considered				49.10
B	Supply of "construction service" by developer to society				
	5% of value of non-affordable rehab tenements	3650.67		5%	182.53
C	Transactions between developer and existing member of society				
1	On rental & relocation remuneration- assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00	lac of Rs	18%	0.00
2	On individual member remuneration-assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00		18%	0.00
	TOTAL APPROX. GST IMPACT				233.62
11	Bank guarantee (tentative -may vary) Pls note: TDR and premium FSI purchase in the name of society, as a security measure is preferred instead of "substantial" bank guarantee so that funds are kept free for utilisation in project	10,00,00,000	Rs	1.0%	10.00
12	Tentative valuation for stamp duty impact				
a	Construction cost of rehab as per RR	4008.21	sqm	26620.00	1066.98
b	Rental and relocation remuneration				291.61
c	Corpus remuneration & betterment amount				168.00
					1526.60
13	Stampduty @			7%	106.86
14	Admin, marketing, consultants and other miscellaneous costs	124167.00	sft	150	186.25
					6092.14

15	Interest cost @ 12%				
a	on 50% of items (1) for 2 years	1862.51	lac of Rs		473.82
b	on 50% of item 2& 3 for 2 years	685.40			174.36
c	on 50% of items 4&5 for 2 years	145.81			37.09
d	on 50% of item 11 for 2 years	53.43			13.59
					698.87
	GRAND TOTAL				6791.02
	Rate per sft of salable area	124167.00	sft	5469.26	
	Add 3% contingency			164.08	
				5633.34	
		say		5633.00	